



OFFICE OF THE MAYOR  
CITY OF CHICAGO

**FOR IMMEDIATE RELEASE**

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**Former Leland School Will Support Charitable Organization in the South Austin Community**

Kidz Express, a not-for-profit 501c (3) charitable organization providing holistic solutions to the urban challenges of South Austin, plans to expand its programs following the sale of the former George Leland School located at 5221 W. Congress Parkway. The sale to Kidz Express was introduced today to City Council after the sale was approved by the Board of Education on March 23, 2016.

Kidz Express has operated a Youth Center and Mentoring program in South Austin since 1997. Currently, the organization provides free after school and summer programs, tutoring, sports, job and computer training and mentoring programs in the community. Its plans are to expand its programs and reach out to other social service not for profit organizations that can provide adult education and early childhood programs in the former closed school building.

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**City Assistance Would Rehabilitate 200 Near West Side Apartments**

The rehabilitation of the Chicago Housing Authority's (CHA) Villages of Westhaven on the Near West Side would move forward under a financial proposal introduced today to City Council by Mayor Rahm Emanuel.

The \$63.5 million project by WHP Village LLC would create 200 renovated apartments in 27 townhome-style buildings in the area bounded by Leavitt and Lake streets and Seeley and Maypole avenues. Improvements would include new energy-efficient windows, furnaces, air conditioning units, appliances, insulation and roofs. Interior layouts would be revised to meet accessibility requirements and landscaping and parking amenities would be upgraded. The nearby Major Adams community center would also be renovated.

Ninety five units would be set aside for CHA tenants, 50 units would be leased at affordable rent levels and 55 units at market rates.

121 NORTH LASALLE STREET, ROOM 507, CHICAGO, ILLINOIS 60602

City assistance would include up to \$35 million in tax exempt bond proceeds for interim and permanent financing and \$1.6 million in Low Income Housing Tax Credits that would generate \$17.3 million in equity for the project. Additional funding sources would include \$6.9 million in donations tax credit equity from the City and the Illinois Housing Development Authority (IHDA) and a \$21.2 million CHA loan.

Up to 200 temporary construction and five permanent jobs would be created by the proposed project. Upon completion, the CHA would transfer ownership of the buildings to the developer and provide a lease for the land for 99 years.

Originally constructed in 1999, Villages of Westhaven was the first phase in the redevelopment of the former Henry Horner Homes public housing complex.

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### **Another 45 Vacant Lots Set For Sale Under \$1 Large Lots Program**

Forty-five City-owned lots in Roseland and Pullman would be sold for \$1 each to local property owners under a proposal introduced today to City Council by Mayor Rahm Emanuel.

The lots were advertised for sale in September and October last year through the Department of Planning and Development's Large Lots program, which makes vacant, city-owned lots available to qualifying property owners for \$1.

Ninety-five applications were received for about 300 available lots in Roseland and Pullman. The properties would be sold "as-is" via a quit claim deed. Zoned for residential use, most are being planned as green space or community gardens. Four additional lots would also be sold in the Austin community, where the sales of 69 lots were completed last year.

Launched in 2014 in greater Englewood, the Large Lots program was later expanded to the East Garfield Park and Austin communities. Nearly 500 lots have been sold to date. The initiative is part of Mayor Emanuel's "Five Year Housing Plan," which aims to invest \$1.3 million to create, improve, and preserve 41,000 units of housing. Applicants are required to own property on the same block, be current on their property taxes and have no outstanding debt to the city, among other requirements. Up to two lots are available per application.

Applications are being accepted through April 15 for approximately 100 available lots in Auburn Gresham. The program is expected to be rolled out to other community areas in the coming year.

Visit [LargeLots.org](http://LargeLots.org) for more information.

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### **Restaurant, Banquet Hall Proposed For Former Funeral Home Complex**

A former funeral home complex that was also used as the Chicago Public Library's Beverly branch would be converted into a banquet hall and restaurant that employs 90 people under a redevelopment proposal introduced today to City Council by Mayor Rahm Emanuel.

The \$1.8 million project by Barraco's Pizza Inc. would rehabilitate an 8,200-square-foot building at 2125 W. 95th St. as a banquet hall and catering facility and a 2,800-square-foot building at 2105 W. 95th St. as a restaurant. The work would also include improvements to a 25-space parking lot that separates both structures. Owned by the city and valued at \$267,000, the entire .61-acre site would be sold for \$1.

As part of the agreement, Barraco's would lease a nearby city-owned parking lot at 9448 S. Pleasant Ave. for \$1 to accommodate overflow parking needs. Barraco's would purchase the lot at the end of the 10-year lease period.

The complex served as the neighborhood library from 1981 to 2009, when a new, larger facility opened nearby. It has been vacant and deteriorating ever since.

Founded in 1980, the family-owned Barraco's Pizza business has six locations in the City and southwest suburbs.

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### **Land Sale Would Support Development of Recycling and Waste Processing Facility**

The development of a \$25 million material recycling facility in the Stockyards Industrial Corridor would be supported through a city-owned land sale introduced today to City Council by Mayor Emanuel.

The .4 acres of city land near 1301 W. Exchange Ave. would be purchased by Lake Shore Recycling Systems (LRS) for the appraised value of \$95,000 and combined with approximately 20 acres of adjacent land already owned by the company. The site would be used for the planned construction of a new 165,000-square-foot recycling facility and municipal waste transfer station.

The enclosed complex would use state-of-the-art equipment and manual sorting to separate and recover usable and compostable material from the waste stream, including construction and demolition debris, single stream recyclables, landscape waste, organic waste, wood, asphalt shingles, glass, concrete, cardboard and mixed paper. It is expected to create up to 75 permanent jobs and recover up to 70 percent of the material for recycling.

Founded in 1999, LRS serves the waste disposal needs of private companies, the Chicago Public Schools system, and participates in the City's Blue Cart residential recycling program.

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## **Property Tax Incentives Proposed for Pair of Industrial Corridor Projects**

Property tax incentives introduced today to City Council by Mayor Emanuel would support industrial expansion projects in Southwest and Northwest side industrial corridors.

### **Rockwell Properties LLC, 3057 N. Rockwell Ave.**

A Class 6(b) property tax incentive would support the purchase, rehabilitation and build-out of 135,000-square-feet of industrial space in the Addison Industrial Corridor by Rockwell Properties LLC. The \$11.2 million project would include remediation work, roof repairs and building system upgrades to 11 interconnected buildings. Up to 160 permanent food production and distribution jobs are anticipated to be created by future tenants of the building, along with 130 temporary construction jobs. The incentive would reduce taxes on the property by \$1.6 million over the next 12 years.

### **J.B. Hunt Transport Inc., 3642-50 W. 47th St.**

The renewal of a Class 6(b) tax incentive would support the continued operation of a 28-acre trucking and intermodal facility by J.B. Hunt Transport Inc. in the Stevenson Industrial Corridor. The original Class 6(b), issued in 1994 and previously renewed in 2006, supported \$4.9 million in development costs. The new renewal would support \$4.5 million in recently completed and planned improvements to a terminal building, parking lot and other facilities. The estimated \$3.1 million in tax savings over the 12-year renewal period would help the company retain 1,032 jobs and create 150 new jobs in 2016.

The Cook County Class 6(b) classification encourages industrial development by offering a reduced property tax assessment rate for 12 years for the development or revitalization of manufacturing or industrial facilities.

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## **Land Sale Would Support New Mount Sinai Hospital Parking Lot**

A new, 290-space parking lot would be developed on the Mount Sinai Hospital campus in North Lawndale through a city-owned land sale introduced to City Council by Mayor Emanuel.

Construction would include 11 parcels of vacant city-owned land on the 1300 blocks of South Washtenaw and Fairfield avenues, which would be sold to Sinai Health System for \$1. The parcels' appraised value is collectively estimated at \$190,000.

The \$2.3 parking project would replace existing gravel lots with a single, paved surface and include fencing, lighting, landscaping, and a storm water drainage system. Part of the \$100 million "Sinai Tomorrow" campus expansion project, the additional spaces would ease congestion at the hospital's main parking garage.

Construction would be completed by the end of the year.

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